



### **Housing Element**

Study Session

 Review preliminary key findings City's Housing Needs



### **Previous Meetings**

- April 16 introduced the need for the Housing Element
- June 4 discussed current Housing Element



## Association of Bay Area Governments and RHNA

- ABAG calculates the Regional Housing Needs Allocation (RHNA) numbers for the San Francisco Bay Area.
- The Regional Housing Needs Allocation (RHNA) for the City is 2,599 Housing Units.
- The City must plan to accommodate the RHNA numbers.



# Projected Extremely Low Income (ELI) Needs

### **ABAG Regional Housi**



#### **Definitions**

- Affordability
- Consolidated Plan
- Housing Problems
- Income Groups



### **Definitions:** Affordability

• Affordability is the relationship between housing costs and income. HUD defines affordability as household paying no more than 30 percent of its annual gross income for housing.



# Definitions: Consolidated Plan and Housing Problems

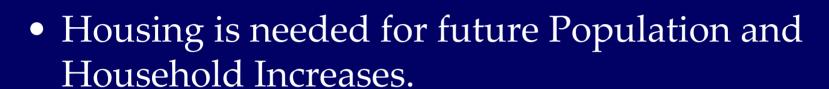
- Consolidated Plan
- Housing Problems
  - Physical Defects
  - Overcrowded conditions
  - Housing Cost Burden
  - Severe Housing Cost Burden



#### Income Groups Defined

- Extremely low-income = less than 30% of median income
- Very low-income = less than 50% of median income
- Low (Lower) income = less than 80% of median income
- Moderate income = between 80-120% of median income
- Above Moderate Income = more than 120% of median income

# Population and Employment Trends



 Significant number of jobs will be created including lower paying service jobs.



### Housing Affordability Preliminary Findings

- Mountain View Single-Family homes cost are high and only affordable to Above Moderate Income Levels.
- Renters comprise about 60% of Households.
- Rental subsidies are generally needed for extremely low and very low income households.
- Renters have high level of housing problems.
- Low vacancy rates and high demand for housing
- General trends for smaller households.



#### Special Housing Needs Preliminary Findings

- Significant growth in Senior population
- Increase need for barrier-free housing
- Large Family Housing Need
- Housing for Persons with Disabilities



### Special Housing Needs Preliminary Findings Continued

- Housing for persons living with Mental Health Needs.
- Homeless Housing Needs
- Female Headed Households

#### **Conclusion**



- What does the EPC consider to be the most important housing trends, challenges and opportunities for Mountain View that should be address in the City's Housing Element Update?
- Are there other special need groups and types of housing we should consider in developing housing to match community needs?
- Are there any other items related to housing needs and strategies that we should evaluate or consider was we move forward with this process?





• EPC housing roundtable for September 3.